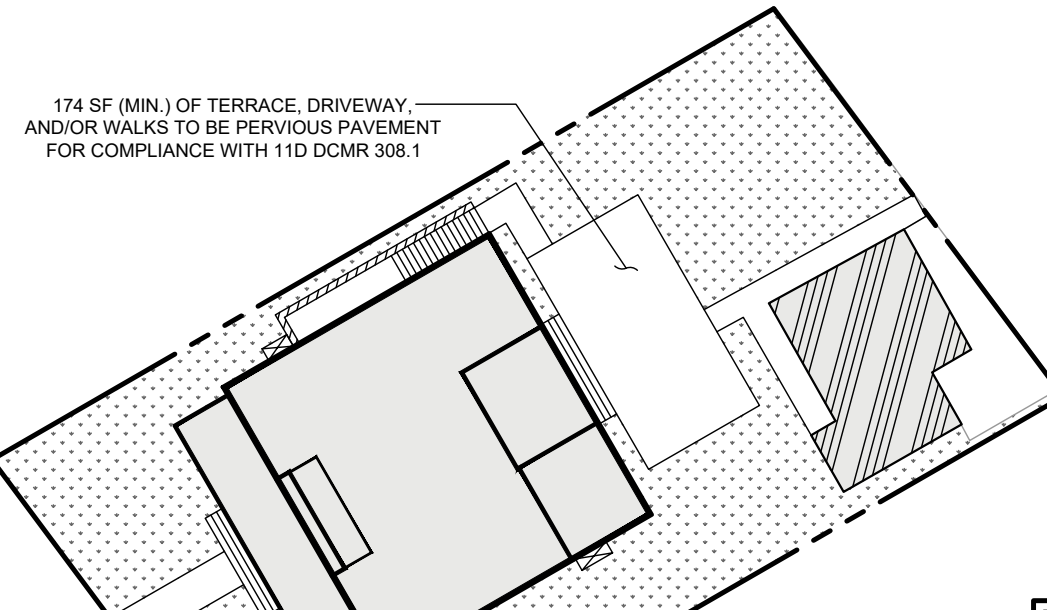


GENERAL NOTES

SEE BUILDING PERMIT SITE, DC WATER, GRADING, AND STORMWATER  
MANAGEMENT RELATED NOTES ON SHEETS CIV001 AND CIV002

PERVIOUS AREA AND LOT OCCUPANCY CALCULATIONS  
FOR COMPLIANCE WITH 11 DCMR (R-1-B ZONE)

SCALE: 1"=30'



**LOT 68**  
5831 POTOMAC AVENUE, NW  
TOTAL SITE AREA = 10,573 SF

LOT OCCUPANCY AREA = 3,634 SF  
(OCCUPANCY SHOWN 34.4%)  
OCCUPANCY % = 34.4%  
< 40% REQUIRED FOR R-1-B ZONE PER 11D DCMR 304.1

PERVIOUS AREA = 5,287 SF  
(LAWN / LANDSCAPING SHOWN 50.0%)  
(PERVIOUS PAVEMENT SHOWN 50.0%)  
PERVIOUS % = 50.0%  
> 50% REQUIRED FOR R-1-B ZONE PER 11D DCMR 308.1

REQUIRED REAR YARD = 75.525' x 25.0' = 1,888 SF  
30% OF REQUIRED REAR YARD = 566 SF  
ACCESSORY BUILDING SHOWN 726 SF (EXISTING FOOTPRINT, NO CHANGE PROPOSED)  
% OF REQUIRED REAR YARD = 38.5%

LEGEND

**PROPOSED FEATURES**

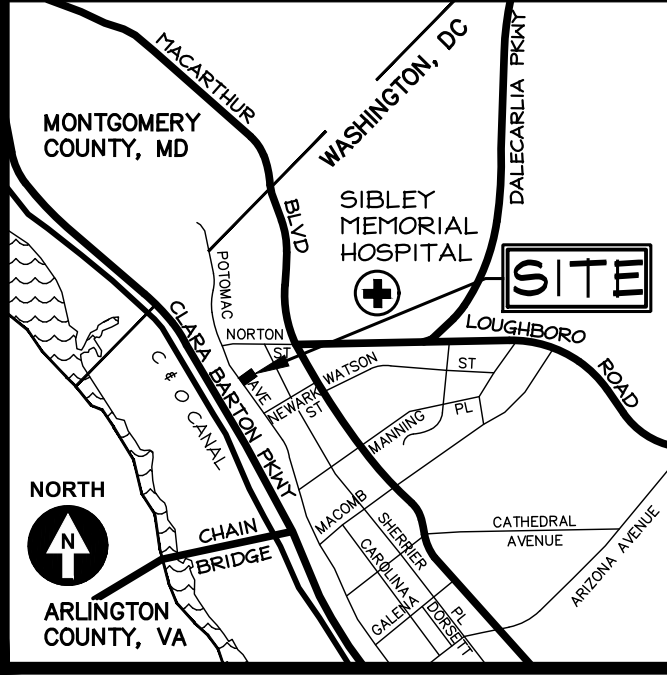
- PROP. DOM/FIRE
- PROP. SAN
- PROP. GAS
- PROP. ELEC.
- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. RETAINING WALL
- PROP. DOWNSPOUT
- PROP. 4" PVC
- PROP. 6" PVC
- PROP. 8" PVC
- PROP. SURFACE DRAINAGE FLOWPATH
- LIMITS OF DISTURBANCE
- PROP. DRIVENAY
- PROP. PATIO/TERRACE

- PROP. WATER CONNECTION
- PROP. SEWER CONNECTION
- PROP. GAS CONNECTION
- PROP. ELECTRIC CONNECTION

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

**MISS UTILITY**  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ATC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.



VICINITY MAP  
ADC MAP 5527, GRID E-4  
SCALE: 1" = 2000'



CAS ENGINEERING-DC, LLC  
Experience you can build on.  
CAS ENGINEERING-DC, LLC  
1001 Connecticut Avenue, NW  
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(202) 393-7200 Phone  
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info@cas-dc.com  
CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT  
DANIEL T. DONOVAN, ESQ.  
5805 SHERIDAN PLACE, NW  
WASHINGTON, DC 20016  
(202) 293-3724 PHONE

ARCHITECT  
GOOD ARCHITECTURE  
ATTN: BETSY SCHUNKLE, AIA  
132 WEST STREET  
ANNAPOLIS, MD 21401  
(410) 286-7414 PHONE  
betsy@goodarchitecture.com

LOT 0068, SQUARE 1454  
PALISADES

5831  
POTOMAC  
AVENUE, NW

N.W. WASHINGTON,  
DISTRICT OF COLUMBIA

PROGRESS PLOT  
FEBRUARY 10, 2019

NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

TOP, INVERT, PROFILE, AND SPOT  
ELEVATIONS HAVE BEEN SHORTENED  
TO DROP THE LEADING HUNDRED  
DENOTATION FOR SIMPLICITY.

A SEPARATE DDOT TREE REMOVAL  
PERMIT IS REQUIRED FOR PUBLIC  
SPACE TREES AND FOR TREES  
GREATER THAN 44" CBH (14" DBH).

PUBLIC SPACE RESTORATION  
TO BE DONE AS NECESSARY  
PER DDOT PERMIT OR  
APPLICABLE DETAILS.

FOR MORE INFORMATION, SEE  
ADDITIONAL PROFILES, NOTES,  
COMPUTATIONS, AND DETAILS  
ON CIV200-SERIES SHEETS.

CONTRACTOR TO COORDINATE  
ABANDONMENT OF ALL EXISTING  
UTILITIES AS NECESSARY.

GAS CONNECTIONS AND METERS TO BE  
INSTALLED BY WASHINGTON GAS,  
SUBJECT TO FIELD MODIFICATION.

PROPOSED WATER METER TO BE  
INSTALLED AS PER DC WATER  
DETAILS W-80.01 AND W-95.02

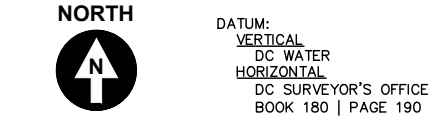
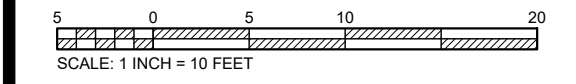
DC WATER WET UTILITY MATERIAL SCHEDULE:  
WATER CONNECTIONS (2" AND SMALLER): TYPE K COPPER  
WATER CONNECTIONS (3" AND LARGER): CLASS 54 DUCTILE IRON W/ MECH. JOINTS  
SANITARY/STORM SEWER CONNECTIONS: SCHEDULE 40 PVC

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS)  
ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE  
WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR  
TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY  
OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES  
ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 3  
ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST  
IS DANIEL JUST, daniel.just@dc.gov, (202) 391-8227.

TRAFFIC CONTROL PLAN	11.27.2018
BASE SHEET ISSUED	12.21.2018
RAZE PERMIT SET	01.02.2019
REVISED TRAFFIC CONTROL PLAN	01.03.2019

REVISION	DATE
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CAS PROJECT	16-187-DC
DATE	01/2019
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'



SHEET TITLE  
BUILDING PERMIT SITE,  
DC WATER, GRADING,  
AND STORMWATER  
MANAGEMENT PLAN

CIV200